

# MANNERS

## RESIDENTIAL

Flat for Rent - £675 per month

Tintagel Way, Oriental Road, Woking, Surrey, GU22 7DF



### KEY FEATURES

- FIRST FLOOR STUDIO FLAT • STUDIO ROOM • BRAND NEW REFITTED KITCHEN • BUILT IN BEDROOM FURNITURE • SECURITY ENTRY PHONE SYSTEM • DOUBLE GLAZED WINDOWS • RESIDENTS PARKING • PART FURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E49

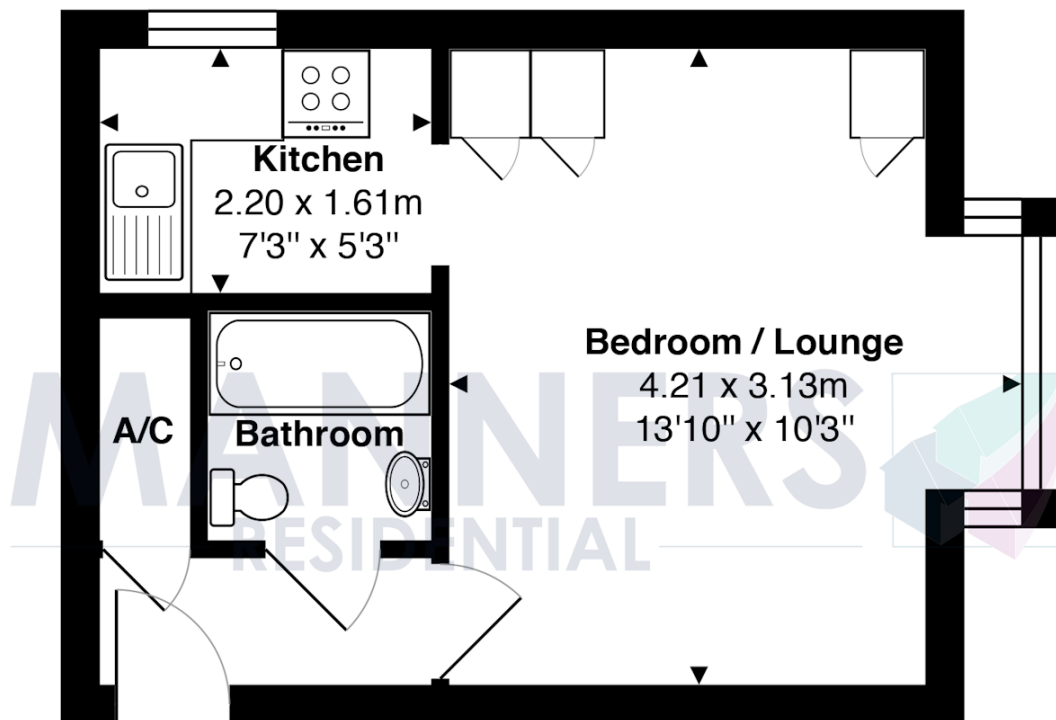
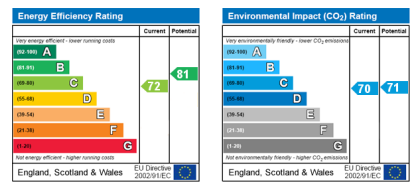
## Description

A first floor studio flat, located on the sought after "Grange" development, walking distance of Woking town centre and mainline station.

The neutrally decorated accommodation comprises, communal entrance hall with security entry phone system, private entrance hall, bed/sitting room with built in furniture, brand new refitted kitchen with cooker, fridge and washing machine, modern bathroom with electric shower, electrical heating, double glazed windows and allocated parking.

**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.



## 1st Floor

Total Approx. Gross Internal Area 24.1 m<sup>2</sup> ... 259 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.